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18 Dardanelles Road

Heartlands, Whitburn, EH47 0SW

Offers over £345,000

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Situated within a desirable part of the sought-after Heartlands development in Whitburn, this impressive 4 bedroom detached home on Dardanelles Road offers a thoughtfully arranged layout with generous living accommodation and excellent versatility for family life. This rarely available "Victoria" style by Bellway Homes was completed in 2018 and provides a perfect choice for families looking to grow in this exciting location. Ideally situated halfway between Edinburgh and Glasgow, with an M8 connection opposite the entrance to the development, the location is an excellent base for those commuting throughout the central belt, with rail link found nearby in neighbouring Armadale. A range of national and independent retailers have opened within the area, adding to the existing selection available within the town centre to perfectly aid everyday living. Families will enjoy a choice of schooling within short walking distance, with cycle pathways linking from the development itself.







Client Comments

"We love how relaxing and bright our house is – it has truly been a wonderful, spacious home for our family. The moment you open the front door after a long day, an immediate sense of calm takes over. It has been an incredibly enjoyable place for us to entertain, especially the kitchen. We love throwing open the double patio doors to connect the inside with our expansive family garden, creating the perfect backdrop for summer barbecues, family gatherings, and watching the kids play. We're incredibly lucky to have such a wonderful, welcoming neighborhood. Everything we need as a family is within easy walking distance, including fantastic local amenities and a kids' park just down the road, making daily life here incredibly effortless."

Description

The welcoming entrance hallway sets the tone, with underfloor heating flowing throughout the tiled hallway, WC and dining kitchen with dual zone setting for everyday practicality. The spacious main living area is an inviting reception room and provides an ideal setting for relaxed family evenings and entertaining alike. A wonderful dining kitchen is the real heart of the home, boasting range of sleek storage cabinets, quality integrated appliances and a breakfast bar for enjoying a morning cuppa whilst Bluetooth speakers are great for those who like to sing along whilst cooking. Ample space for dining for everyday and formal family meals is available whilst French doors connect the dining area directly with the outdoors, enhancing the setting for summer entertaining. An adjacent utility offers further useful storage space and laundry requirements, with a large pantry cupboard a valuable addition for a busy family.

Upstairs, there are 4 well-proportioned double bedrooms, offering flexibility for growing families, visiting guests or working from home. The master bedroom enjoys a front facing position and benefits from fitted wardrobe storage and a private en-suite shower room, creating a comfortable retreat. The remaining bedrooms balance space for those with a large family or buyers who require a study area for work or education, offering an adaptable space as the family grows. Fitted wardrobes can be found also within bedroom 4, with hallway cupboard perfect for linen and towels. The family bathroom serves the remaining bedrooms with handy shower head mounted above the taps and Bluetooth LED mirror. Gas central heating and double glazing throughout provide everyday practicality, with the heating operated by smart Hive controls.

Externally, the property sits on a generous plot with mono-block front driveway safely allowing off-street parking for 2 cars, whilst an integral garage provides further valuable parking space, household storage or an option to potentially convert and enhance the accommodation. To the rear, the wonderful garden is an excellent space to enjoy in all climates with sleek porcelain patio, lawn and a large composite decked terrace for soaking up the sunny weather throughout all of the day. External power points, water features, soffit lighting and perimeter sensor lighting are tasteful upgrades the new owner is sure to enjoy.

Location

The Heartlands is an exciting ongoing development that is one of the largest regeneration projects in Europe, transforming former mining ground into a vibrant community with a blend of residential and commercial facilities. Lying to the west of Whitburn, the location is well aided by access to the M8 motorway via junction 4a, proving extremely handy for those commuting throughout the central belt. A Service station enjoys food outlets with takeaway, whilst a neighbourhood centre includes a supermarket, takeaway and other everyday services. Education is well catered for in Whitburn with a choice of nursery and primary schooling, whilst secondary schools are in Whitburn and Blackburn. Excellent walks are available throughout the estate whilst Polkemmet Country Park with nine hole golf course, play park and owl centre can be found on the doorstep for those keen to explore the outdoors.

Living Room 17'8" x 10'2" (5.40m x 3.10m)

Kitchen / Dining Room 18'11" x 10'0" (5.77m x 3.06m)

Utility Room 6'0" x 5'11" (1.85m x 1.82m)

Bedroom 1 13'9" x 11'6" (4.20m x 3.53m)

Ensuite 6'5" x 4'3" (1.98m x 1.30m)

Bedroom 2 14'5" x 8'5" (4.40m x 2.58m)

Bedroom 3 11'6" x 8'5" (3.53m x 2.58m)

Bedroom 4 9'6" x 9'0" (2.90m x 2.75m)

Bathroom 9'0" x 5'5" (2.76m x 1.67m)

Extras

A list of items available to be included as part of the sale can be passed to any prospective purchaser. There are also a couple of items that can be purchased by separate negotiation.

Key Info

Home Report Valuation: £350,000
Total Floor Area: 123m2 (1325 ft2)
What3words:
Parking: Driveway & Integral Garage
Factor Fee: £100 per year (approx)
Heating System: Gas
Council Tax: E - £2935.75 per year
EPC: B

Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A video tour can be found on within the advert and should be viewed at your earliest convenience.

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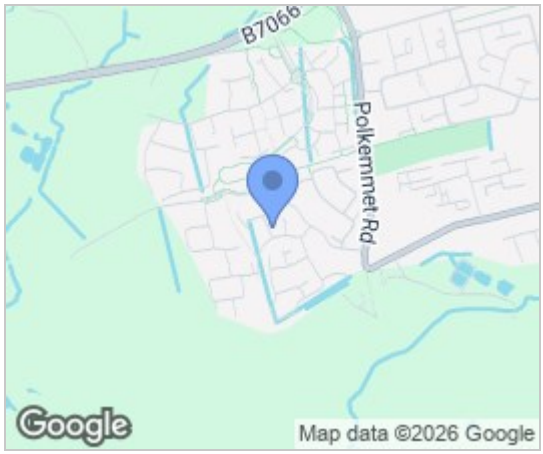
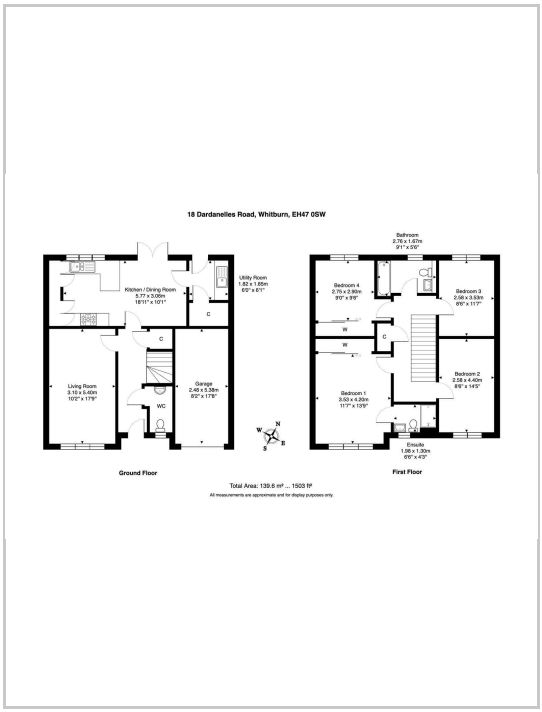
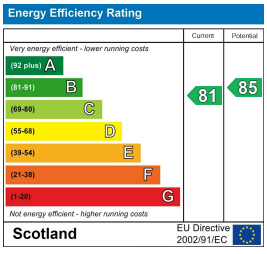
Area Map

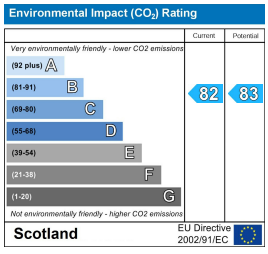


Floor Plans



Energy Efficiency Graph





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